



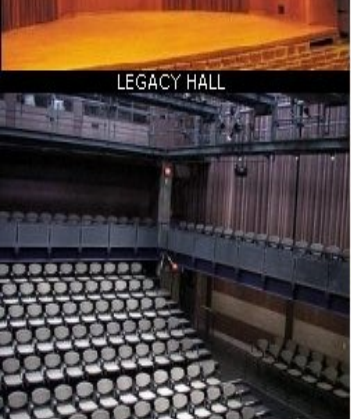
RIVERCENTER - COLUMBUS, GEORGIA



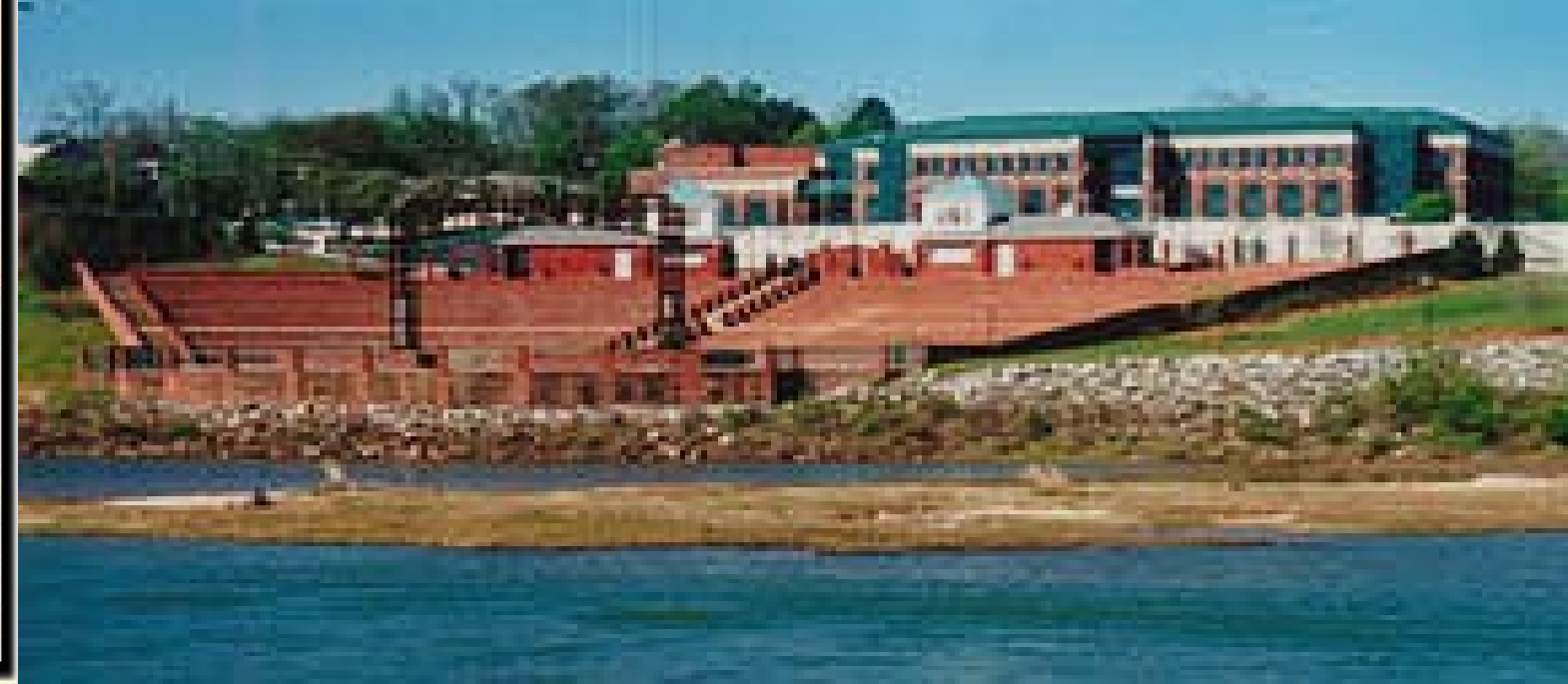
BILL HEARD THEATRE



LEGACY HALL



STUDIO THEATRE



The background is a collage of images from the Benning area in Columbus, Georgia. It includes a view of the Rivercenter, the Bill Heard Theatre, Legacy Hall, and the Studio Theatre. The main title is overlaid on a large, faded image of a street scene with a brick building and a park area.

“Grow Benning” Regional Challenge

for

Mission Sustainability Workshop

by

Fort Benning Futures Partnership

May 10, 2005

Historical Partnership

- 1917 - Columbus petitions Army to establish a base, 1918 Camp Benning established
- 1952 - Fort Benning and Community establish a regional Civilian-Military Council; Model program
- Local and Regional Community Leadership committed to supporting Fort Benning and its soldiers
- Support of Army Community of Excellence and other Quality initiatives
- Communities offer to co-host dignitaries and special visitors
- 2004 - Army puts a pilot initiative in place, Fort Benning-Columbus Historic District Partnership

Regional Partnerships

- There are a number of special partnerships formed over the recent past – and into the near term that will enhance this region:
 - Land Exchange
 - Riverwalk: Columbus-Fort Benning-Phenix City
 - National Infantry Museum and Heritage Park
 - Mutual Riverfront Development
 - River Restoration
 - Fort Benning / Columbus Historic Preservation Partnership
 - Partners in Education
 - House of Heroes
 - Support ongoing growth associated with Fort Benning

Future of Fort Benning

- **Positive Growth is affected by:**
 - **Transformation - This Presentation** (6,000 soldiers)
 - 10 New Army Brigades (ie. 5th Bde, 25th Inf. Div)(Apr-Aug 06)
 - Other Unit Changes: Medical; Engineer; Ranger, etc.
 - School changes: IBCT, BOLC, OCS, Airborne, etc.
 - BRAC 2005 - Fall 2005 (est. 35+ Army bases to close)
 - Impact up to 40,000 soldiers; 20,000 civilian positions
 - Impact up to 30,000 airman; and civilian positions
 - Overseas Re-stationing back to U.S. - (To BRAC retained Bases)
 - European Forces (returning 50,000-60,000 troops, 100,000 family members, and civilian employees)
 - Pacific Forces: Korea and Japan (15,000+ current estimate)



Home of the Infantry

Building Political Consensus

- Georgia – State Level (Ga MACC):
 - **Georgia Inter-departmental Task Force for Growth**
 - **Columbus/Muscogee Consolidated Gov't**
 - **Cusseta-Chattahoochee County Consolidated Gov't**
 - **Harris County Board of Commissioners**
 - **Marion County Board of Commissioners**
 - **Talbot County Board of Commissioners**
 - **Stewart County Board of Commissioners (April 2005)**
 - **Valley Partnership JDA, 6 County ED Dev Authority**
 - **Lower Chattahoochee & Flint RDC's**
- Alabama – State Level (AL DHS POC) and:
 - **Phenix City, City Council**
 - **Russell County Board of Commissioners & Planning Commission**
 - **Smiths Station Mayor and Leadership**
 - **Lee County Board of Commissioners**
 - **Lee Russell Council of Governments**

Mission Sustainability- Growth

Conduct a number of Studies - Crucial

- Community Capacity – Wexford Group International (Community = regional context)
- Facilitate Mission Sustainability Initiatives and Study (FORSCOM Funded)
- Conduct Joint Land Use Study (JLUS)
- Support Army Funded Regional Simulation Model on Growth (R-Sim)
- Participate in and support the Bi-State Metropolitan Regions Initiative, Columbus-Phoenix City Region (Carl Vinson Institute of Government, University of Georgia)

POPULATION DISTRIBUTION

Military

On Post – 10,625

Off Post – 20,395

GA – 75%

AL – 25%

Off post military is currently
being
analyzed by Ft. Benning

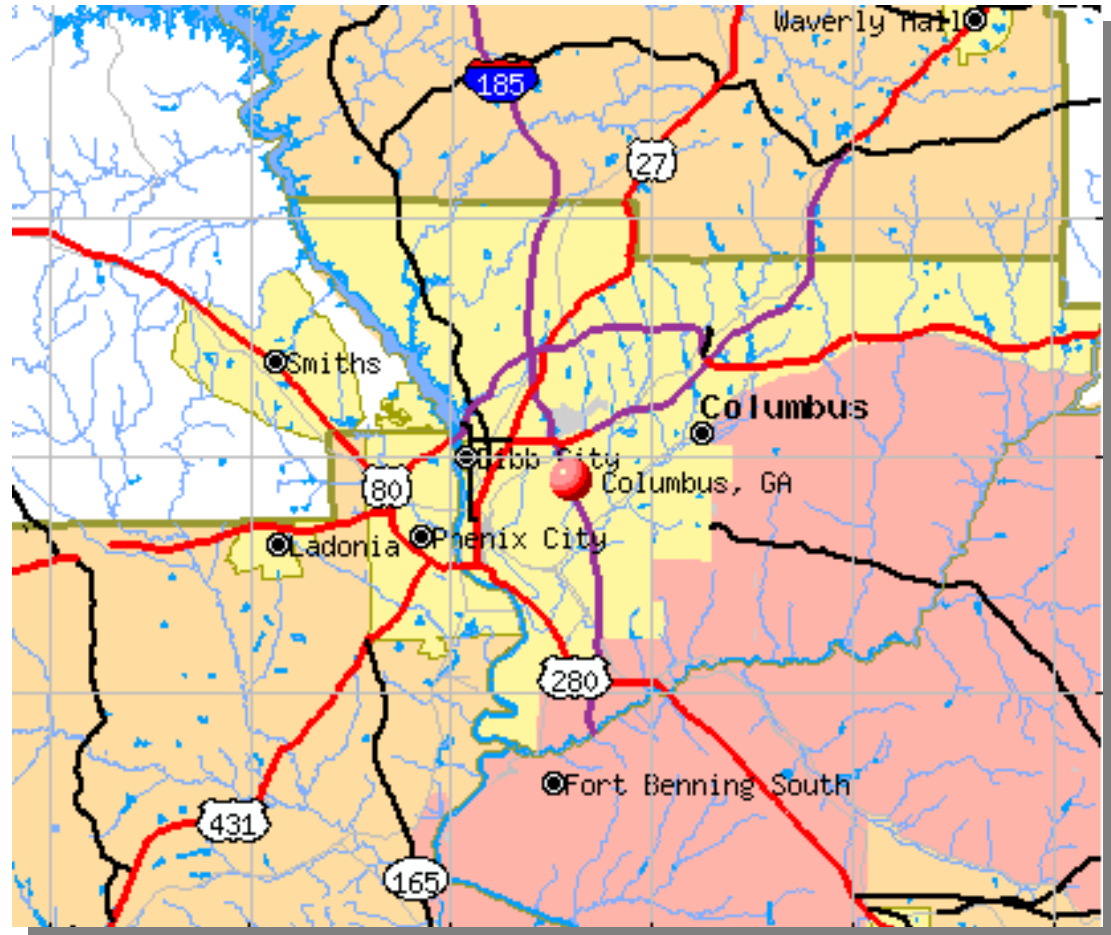
Civilians

All Off Post – 6,712

GA – 78%

AL – 19%

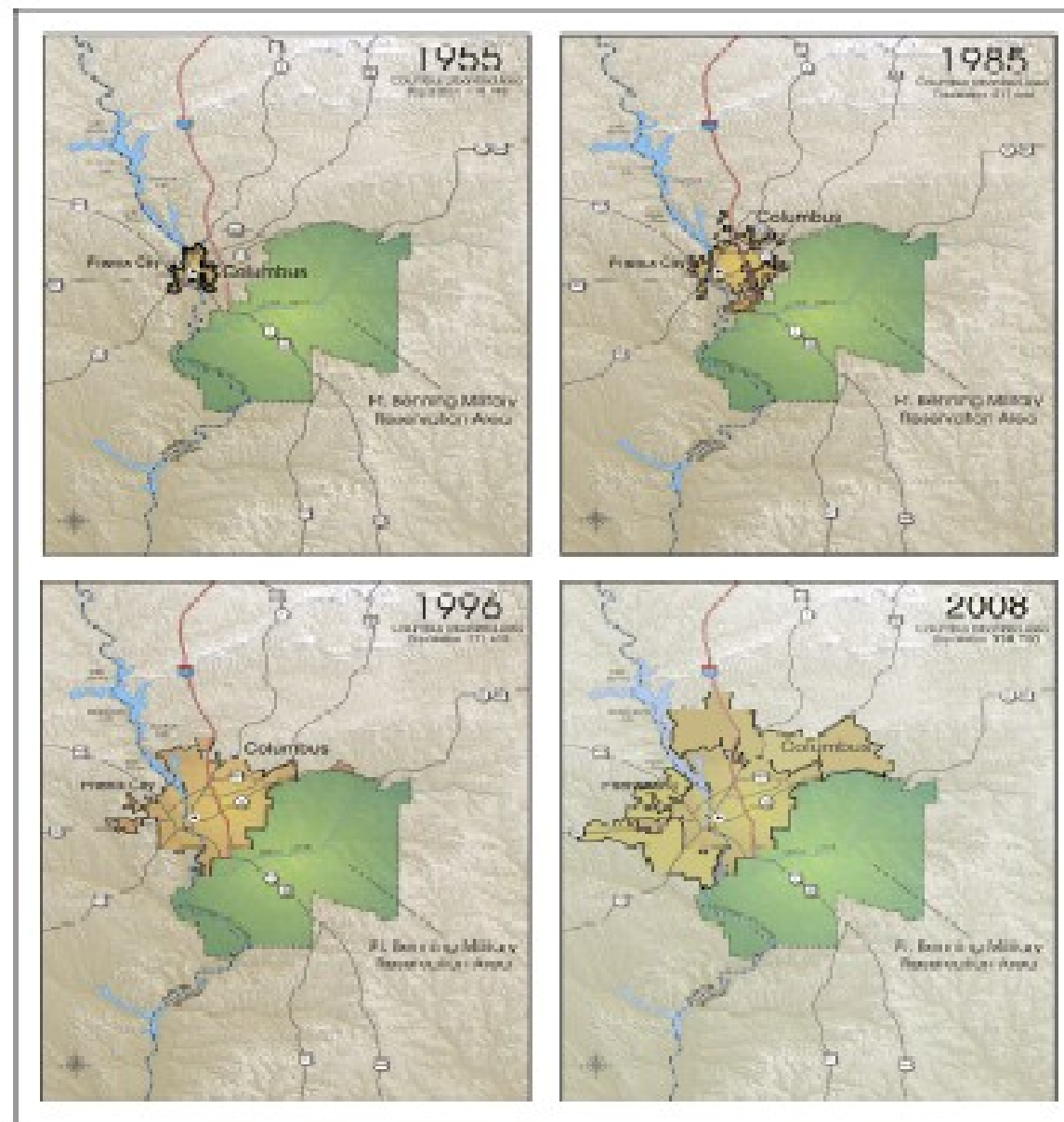
Other – 3%



Mission Sustainability- Protect the Installations Missions from Regional Development

- Growth Pattern depicted on next slide
- Objective - Protect Fort Benning from Encroachment
- Political Support; Member on Policy Committee; Consider Recommendations
- Conduct Joint Land Use Study (JLUS)
 - DOD and Fort Benning desire this JLUS
 - DOD pays 75%
 - FBFP will pay remaining 25%

Figure 1: Historical and Projected Urban Growth Near Fort Benning, Georgia



Source: Department of the Army (map); SAB (emphasis).

Note: (Top left to right) Urban growth near Fort Benning, Georgia, in 1955 and 1985. (Bottom left to right) Urban growth near Fort Benning, Georgia, in 1996 and projected for 2008.

Joint Land Use Study Area



Community Impact

- 65% married (expect this % to increase) ($6,000 \times .65 =$)
Spouses available for workforce **3,900**
- 1.8 children per family 7,020
 - **75% estimated to be school age (pre K-12)** **5,265**
 - Tour Length 36 + 36 months (Increases Home Purchases)

Immediate Impact:

- Housing capacity - Single Family & Multi Family; 3,800+ families
 - Also need housing for single soldiers, all E-6 NCOs and above (700-800 est)
- Public education capacity - over 5,000 potential new students
- Available workforce increase - 3,500+
- Technical training capacity - 1,500+
- Health care/Dental care capacity
- Transportation System Improvements (GA & AL)
- Infrastructure Expansions (Water/Sewer)(GA & AL)
- Governmental Smart Growth Challenges

Public Education

- Georgia, Dept of Education & 3 Public Education Systems
 - Muscogee County School District
 - Harris County School System
 - Chattahoochee County School System
- Alabama, Dept of Education coordination pending
 - Lee County School System (Smiths Station)
 - Phenix City School System
 - Russell County School System
- DoDES, Fort Benning
- 20 Private Schools - Capacity validated

Higher Education

- 6 Colleges & Universities
 - Columbus State University
 - Troy University (Ft. Benning) & Troy University (Phenix City)
 - University of Phoenix
 - Georgia Military College
 - Beacon College
- 3 Technical / Community Colleges
 - Columbus Technical College (CTC)
 - Chattahoochee Valley Community College (CVCC)
 - Southern Union (Opelika) pending

Columbus Metro Map

(16 Counties)

Trade Area

Population

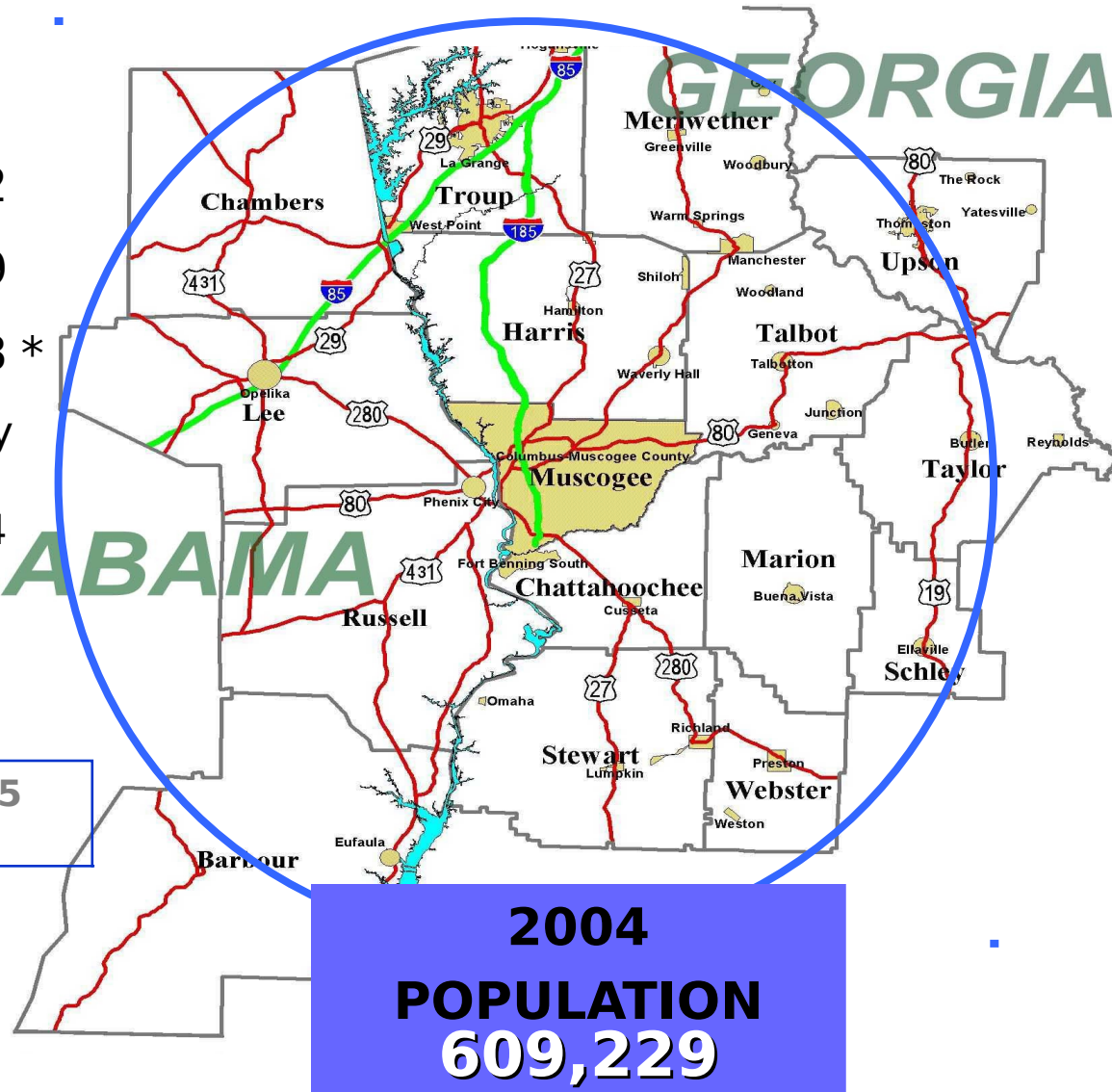
2000 582,762

2004 609,229

2009 643,913 *

* Projected to grow by
2009 at a rate of
1.11% from 2004

Radius = 45
miles

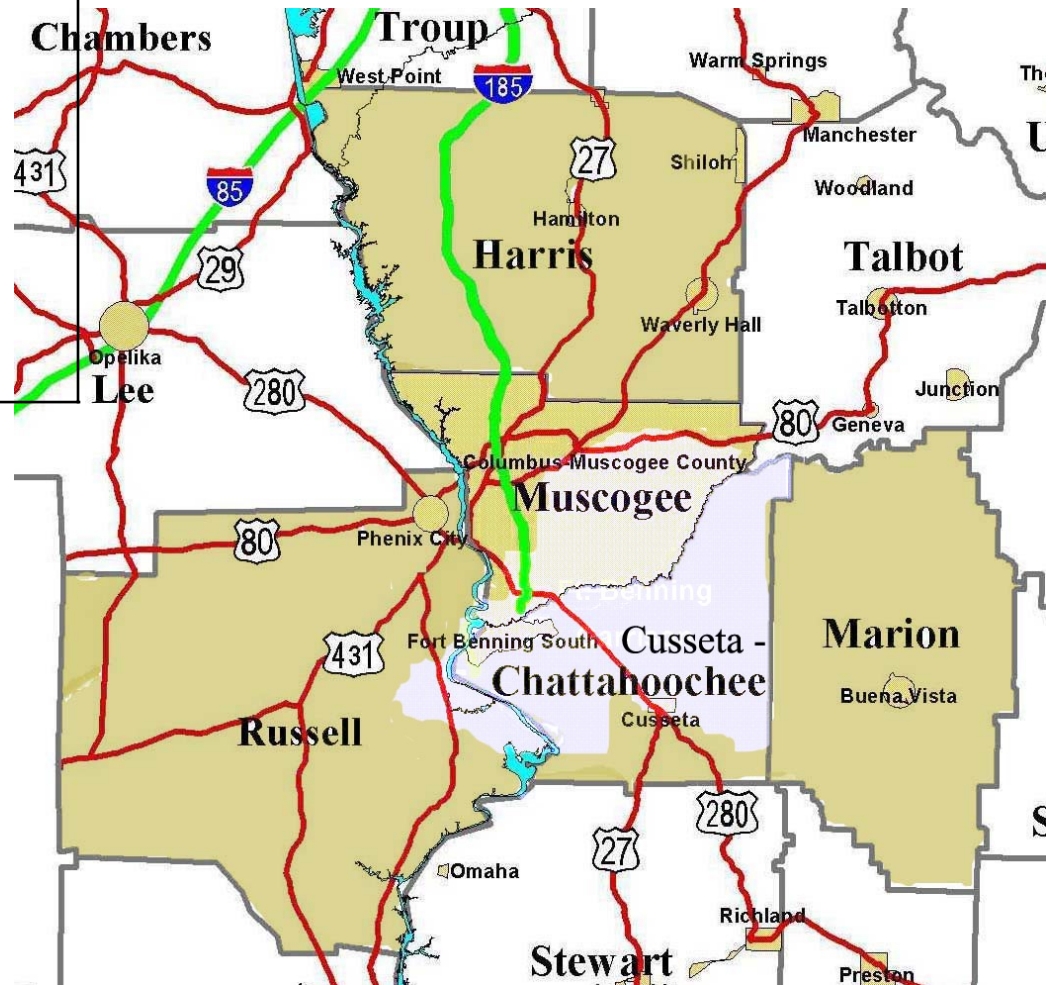


MSA Population

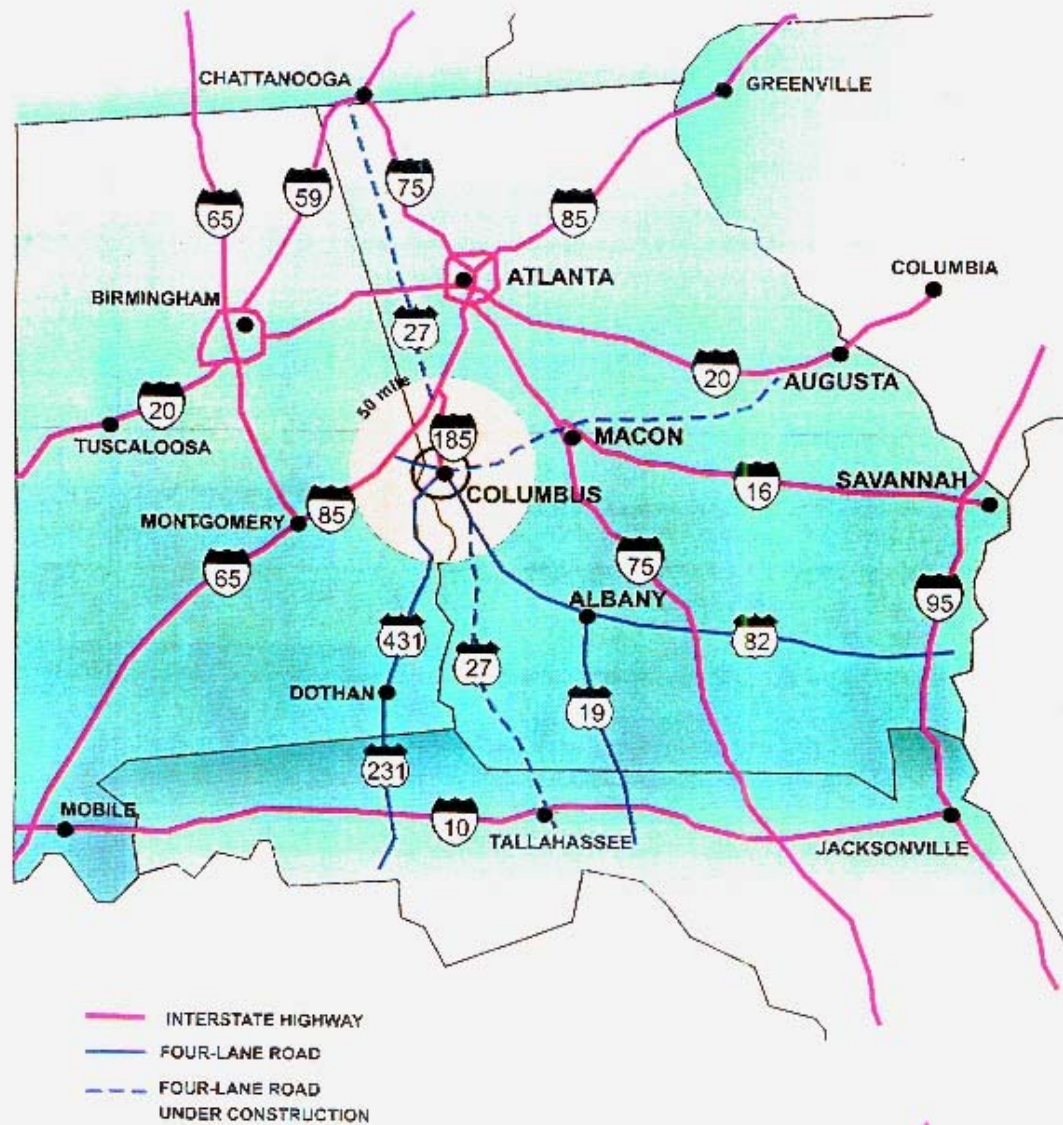
2000 281,768

2004 291,409

2009 304,192



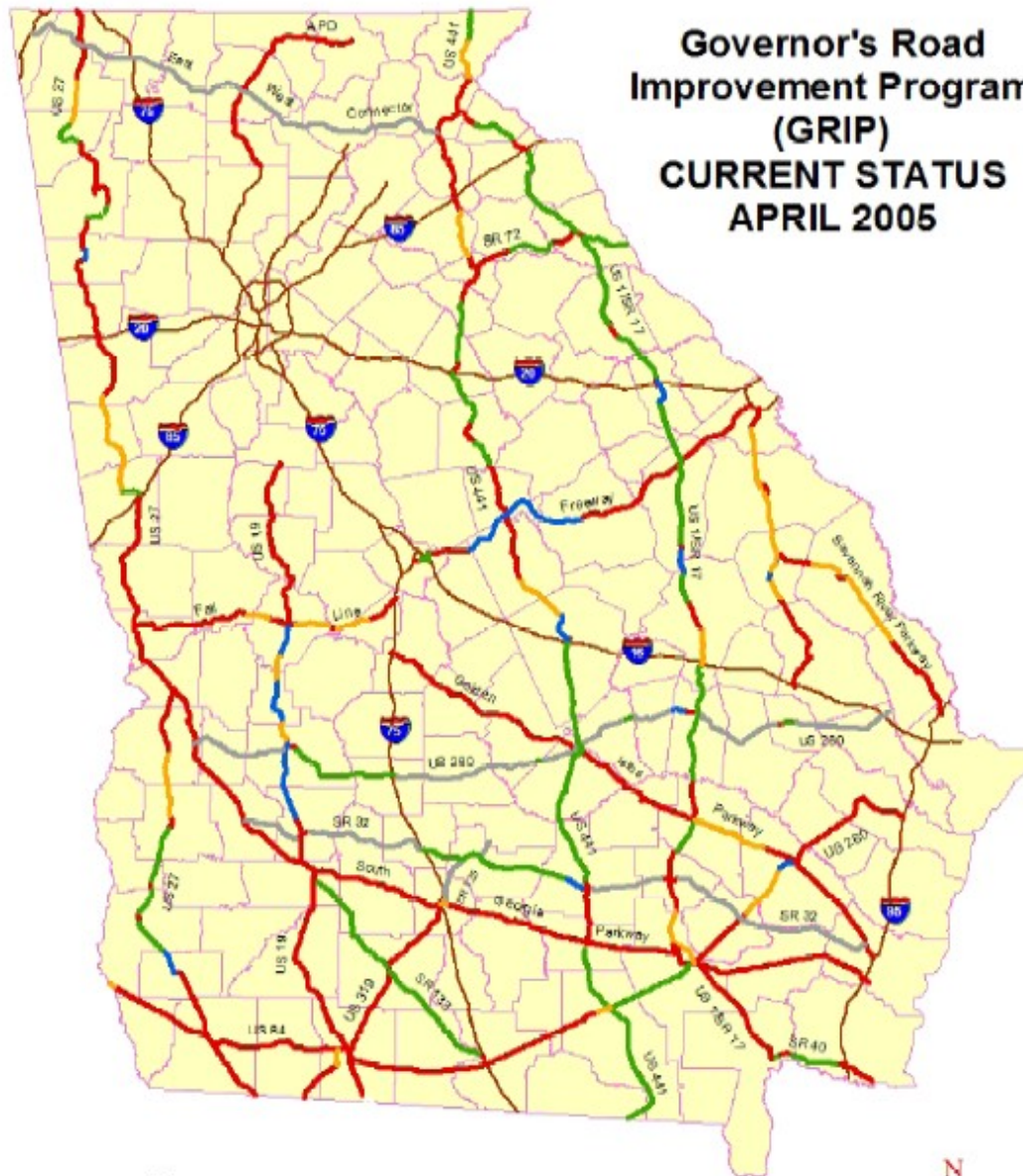
MAJOR ROADS OF GEORGIA



Regional Transportation Projects

- US Hwy 27 Improvements
- US Hwy 80 Improvements
- Interstate 185 Improvements
- US Hwy 431 Improvements
- Possible Interstate 14 Corridor

**Governor's Road
Improvement Program
(GRIP)
CURRENT STATUS
APRIL 2005**



- Open
- Under Construction
- Right of Way
- Preliminary Engineering
- No Activities





Georgia Department of Transportation

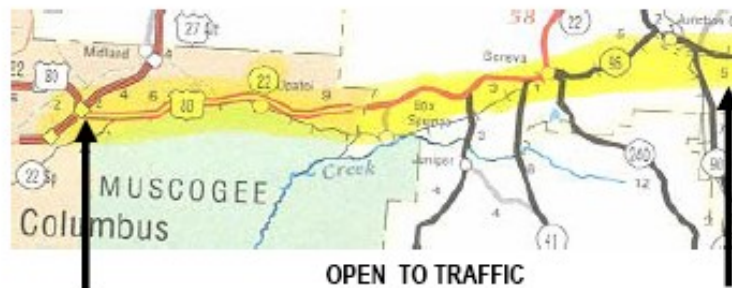
Fact Sheet

Fall Line Freeway

CORRIDOR FACTS

- ♦ The corridor traverses the entire width of the state from the Alabama State Line at Columbus to Macon and then to Augusta at the South Carolina State Line.
- ♦ This corridor is approximately **215 miles** in length.
- ♦ Completed projects provide **4-lanes** of roadway, usually divided with a 44' wide grass median.
- ♦ There are approximately **170 miles (79%)** open to traffic or under construction.
- ♦ The current estimated cost to complete the 4-lane construction of the Fall Line Freeway is **\$255,500,000**.
- ♦ The section from Columbus to Macon is **100%** under construction or open to traffic.
- ♦ The section from Macon to Augusta is **66%** under construction or open to traffic.

FALL LINE FREEWAY CORRIDOR STATUS FROM COLUMBUS TO AUGUSTA



Fall Line Freeway from the City of Columbus in Muscogee County through Junction City in Talbot County

The corridor through Columbus east to SR 96 in Geneva in Talbot County is located along US 80/ SR 22 and is 4-lanes and open to traffic. The corridor from Columbus east to SR 96 in Geneva in Talbot County is located along US 80/ SR 22 and is 4-lanes and open to traffic.

From SR240 in Geneva eastward to about one-half mile east of Junction City, the corridor is located along SR 96. This portion of the corridor is 4-lanes and open to traffic.

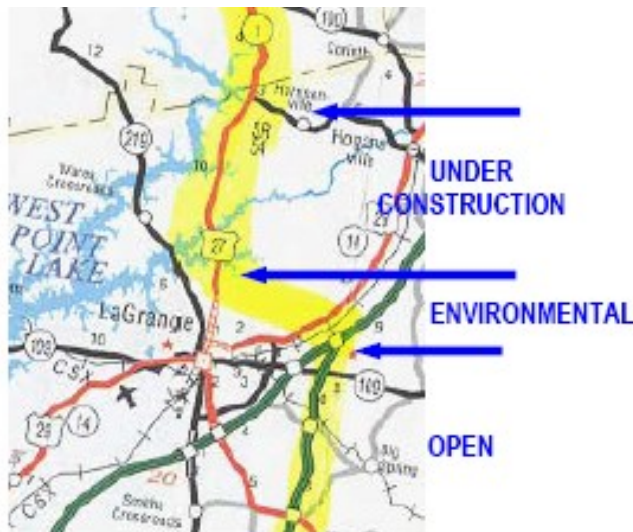


Georgia Department of Transportation Fact Sheet

US 27

CORRIDOR FACTS

- ♦ The US 27 corridor traverses the entire western length of the state beginning in Chattanooga at the Tennessee State Line and continuing south through Rome, Carrollton, Columbus and Bainbridge at the Florida State Line
- ♦ Completed projects provide **4-lanes** of roadway, usually divided with a 44' wide grass median
- ♦ The US 27 corridor is approximately **352 miles** in length
- ♦ Approximately **281 miles (80%)** of the corridor is open to traffic or under construction
- ♦ The current estimated cost to complete the four-lane construction of the US 27 corridor is **\$347,000,000**



US 27 FROM SR 54 IN NORTHERN TROUP COUNTY
TO I-85 EAST OF LAGRANGE

From SR 54 in Troup County south to CR 673 the corridor is under construction and is scheduled for completion in December 2005. (**Construction Project No. EDS-27(122)**)

Environmental studies are underway on a new roadway connector from north of LaGrange at CR 673 south of Beech Creek eastward to I-185 and I-85 (**Project ID Nos. 362910-, 310730-**).

From I-85 in Troup County south through Columbus to the city of Cusseta in Chattahoochee County, the corridor is complete and open to traffic via I-185 and SR 520/US 280.

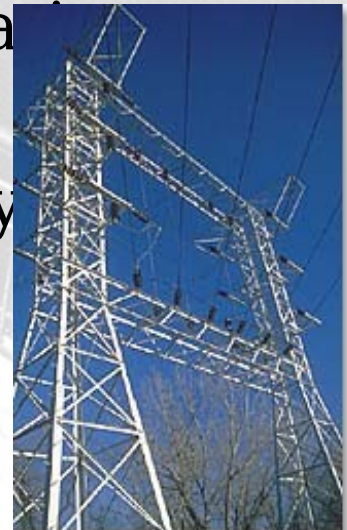
Updated April 2005

Utility Future



Photo Courtesy of Georgia Department of Industry, Trade & Tourism

- Regional water and sewer concepts are being considered, with some implementation
- Excess capacity in water resource and waste water treatment capacity
- Capacity in electrical power and natural gas
- Redundant and modern telecommunication infrastructure
- Growing wireless network and capacity



Georgia Partnership

- **Gov Perdue's 2005 Assistance:**

- OneGeorgia Planning Grant funds-Study:
\$44,000
 - To Support JLUS, GA MACC, additional\$25,000
 - Governmental Needs Study - Chattahoochee (TBD)
- Transportation:
 - Advance funding of two Interstate projects that are in TIP (I-185 widening & I-185/Victory Drive interchange)
 - New interchange proposed for (US27 & 8th Div Rd)
 - GA 137 Bridge project advanced, Chattahoochee County
- Water & Sewer Projects
 - Chattahoochee County (planning ongoing)
 - Marion County
 - Stewart County
 - Fort Benning-U.S. Army: \$7 Million upgrade 3-05

Georgia Partnership

- **Gov Perdue's 2005 Assistance (Cont.):**
 - Public Education
 - Muscogee County School District: QBE; Const \$15 million
 - Chattahoochee County School System
 - Harris County School System: Const \$500,000 portable Classrooms
 - Higher Education
 - Columbus State University; Teacher Certification; Law Enforcement Training; Health Care (BSN)
 - Columbus Technical College; Health Care; Construction Sciences/Trades; etc.

Alabama Partnership

- **Gov Riley has offered assistance - he is being asked for:**
 - Planning funds
 - Transportation Projects
(Designed to Open land for Residential Development)
 - Possible Hwy 165 Improvement
 - Possible new road from Hwy 165 to Hwy 431
 - Public Education (Schools)
 - Higher Education
 - Troy University - Teachers, etc; Possible Facility Assistance
 - CVCC - Healthcare, Construction, etc.
 - Water & Sewer Projects; Phenix City & Russell County & Smiths Station in Lee County are top priority

Economic Impact

- Permanent Employment

Direct new Military Jobs	6,000
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- Total Spouses/Children	10,920
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- Full Time Civilian Job increases	TBD
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Direct Job Population Increase	16,920
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Plus Clark Pinnacle Const & Families	3,100
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Indirect Job Creation-minimum	1,500
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MSA Growth by 7.5% + Normal Growth 1.5%

Family Units	3,900
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School Enrollment	5,000+
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Additional Impact – Salaries/Contracts

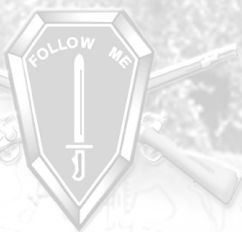
Fort Benning Growth Summary

as of March 22, 2005

- **MSA Population Growth Summary, with approximate totals:**

- New Soldiers	6,000
- Spouses (65% of above)	3,900
- Children	7,000
- Construction - Clark Pinnacle	2,000
- Construction related families	1,100
- Total for Planning	20,000

Fort Benning estimates that 300 of these soldiers have already been assigned to the installation



Fort Benning

Home of the Infantry





Fort Benning Futures Partnership

- Questions and Answers